



126 Compton Avenue

Mannamead, Plymouth, PL3 5DE

£525,000



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COMPTON AVENUE, MANNAMEAD, PLYMOUTH, PL3 5DE

LOCATION

SUMMARY

A substantial detached house standing on a generous-sized corner plot. Excellent parking on wide drive & within the large attached garage. A well presented home with 3 reception rooms, 21ft large fitted kitchen/breakfast room, utility room & downstairs wc. There are 3 double bedrooms, 2 with en-suite shower rooms, family bathroom & large landing with additional wide landing area/occasional bedroom 4. The property stands on a generous-sized corner plot with wrap around landscaped gardens & off-road parking for 2+ vehicles & giving access to the large garage. Gardens offering minimal maintenance with terraces, artificial lawns etc & on the south side running the full depth of the property which potentially might provide a separate plot to build on subject to any necessary consent or approval. To the rear a spacious workshop/store with power laid on. There are solar panels on the roof. No onward chain.

ACCOMMODATION

A uPVC front door with 3 double-glazed lights opens into the porch, from here into the spacious & wide reception hall with staircase rising & turning to the first floor. A generous-sized dual aspect sitting room with windows to the front & rear with focal feature fireplace. A good-sized separate lounge with picture window to the front & double doors open into the centrally located dining room & from here with French doors into the large modern fitted integrated kitchen. This room having French doors to the end, 2 velux double-glazed lights &

an excellent range of storage incorporating a breakfast bar, integrated appliances with 4 ring induction hob, double oven/grill & 1.5 bowl sink unit. A utility room with work surface, space & plumbing for a washing machine & a wall mounted Worcester boiler servicing the central heating & domestic hot water. Access into the rear of the large garage with remote controlled roll up door to the front.

At first floor level a large landing with picture window to the front & this openly connected by a wide entrance into a spacious additional large landing area/occasional bedroom with built-in wardrobe. There are 3 good-sized double bedrooms, the master bedroom with en-suite shower room having white suite with wc, wash hand basin & shower. A generous-sized guest bedroom also with shower room incorporating white wc, wash hand basin & tiled shower with thermostatic control, both en-suites are gas powered. The family bathroom with white suite incorporating bath, wc, wash hand basin & separate tiled shower with aquatronic electrically heated shower.

Externally there is private parking on a double drive gives access to the garage. Pathways around both sides of the property & with landscaped well kept gardens. A large workshop/store with power to the rear.

PORCH

8'5 x 3'3 (2.57m x 0.99m)

RECEPTION HALL

14'3 x 8'1 max (4.34m x 2.46m max)

SITTING ROOM

17'4 x 10'11 (5.28m x 3.33m)

LOUNGE

13'8 x 10'9 (4.17m x 3.28m)

DINING ROOM

13'2 x 9'1 (4.01m x 2.77m)

KITCHEN/BREAKFAST ROOM

21'9 x 9'6 (6.63m x 2.90m)

WC

UTILITY ROOM

11'6 x 4' (3.51m x 1.22m)

GARAGE

15' x 11'8 (4.57m x 3.56m)

FIRST FLOOR

MAIN LANDING

11'2 x 7'7 (3.40m x 2.31m)

FURTHER LANDING/OCCASIONAL BEDROOM FOUR

13'2 x 8'11 (4.01m x 2.72m)

MASTER BEDROOM

13'7 x 10'11 (4.14m x 3.33m)

EN-SUITE

10'5 x 3'3 (3.18m x 0.99m)

GUEST BEDROOM TWO

11'6 x 10'10 (3.51m x 3.30m)

EN-SUITE

11'5 x 3'7 (3.48m x 1.09m)

BEDROOM THREE

13'11 x 9' max (4.24m x 2.74m max)

FAMILY BATHROOM

8' x 5'9 max (2.44m x 1.75m max)

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.



Road Map



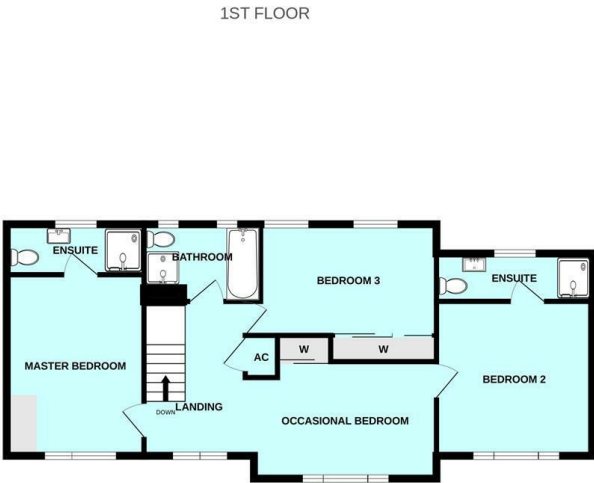
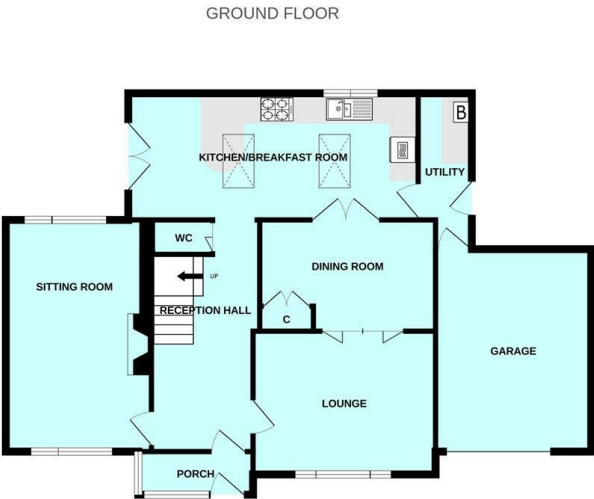
Hybrid Map



Terrain Map



Floor Plan

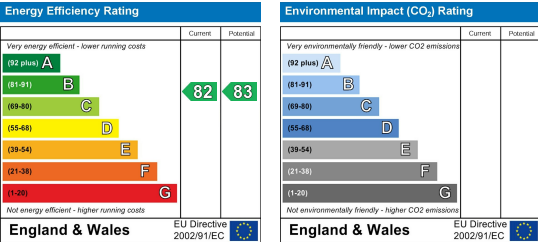


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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